

BOARD OF PARK COMMISSIONERS**REGULAR MEETING****Monday, January 13, 2003**

Present: June Bailey, Colleen Craig, Glen Dey, M.S. Mitchell, and Trix Niernberger

Absent: Janet Miller and Joe Todd

Also Present: Martin Cornejo and Charles Hill, Cornejo and Sons Inc; Sharon Fearey, City Councilwoman; Mike North, Law Department; and Doug Kupper and Maryann Crockett (staff)

President Bailey called the meeting to order at approximately 3:30 p.m. The minutes of the Regular Meeting of December 9, 2002, were reviewed and approved with the following revisions requested by Board Member Trix Niernberger: Item #1 – remove “and Niernberger” in line 2 and change “IT WAS VOTED” to “IT WAS MOVED” on page 2.

1. **Riverside Park Improvements**. Director Kupper reported that bids for the Riverside project were opened last Friday, January 10. Mitchell requested that the Park Board be given an opportunity to review the bids prior to City Council action. Director Kupper commented that the contract for the project was being administered and negotiated by the Public Works Department.
2. **Construction & Demolition (C & D) Landfill**. Charles Hill referred board members to an aerial of the C & D Landfill, which consists of approximately 26 acres located at 31st St. South and K-15 adjacent to the Arkansas River across from Chapin Park. He said the landfill was located at the site of a former sludge pit used by the sewage treatment plan.

Mr. Hill explained that a construction and demolition landfill consisted of building debris such as concrete blocks, bricks, and other building materials and was nothing like a solid waste landfill. He added that the landfill operation was inspected on a weekly basis by the Wichita-Sedgwick County Health Department to insure compliance with all appropriate Kansas Department of Health and Environment (KDHE) requirements and regulations. He referred to a Power Point presentation of several areas of the landfill that showed various topographical features and screening techniques, including topsoil cover, grass seedings and evergreen tree plantings.

Mr. Hill stated that Cornejo had received notification from KDHE that their permit was not eligible for renewal under KSA 65-3407 (k)(1) because the site was located within ½ mile of a navigable river. He commented that on December 10, the City Council passed a resolution granting them a one-year extension on the Conditional Use Permit (CUP) issued by the City until April 1, 2004.

Mr. Hill referred board members to a copy of the "Linear Park Concept Plan" that was developed for the area at the time the original CUP was granted by the City in 1997. He said that after the landfill was originally scheduled to close in 2010, the area was slated to be turned into a public park. He said Cornejo & Sons were requesting a letter of support from the Park Board to KDHE stating that the Board would like to see the landfill completed as originally planned in order for the area to be turned into a public park/green space for the community. Martin Cornejo commented that they were also interested in obtaining input from the Park Board on how to develop the land for a more useful purpose. He said Cornejo and Sons would be willing to accommodate Park Board requests on development of the area within reasonable limits.

Niernerberger asked if waste deposited at the site was from Cornejo & Sons operations only or if the landfill was open to the public and if this was the only construction and c & d landfill in Wichita. Charles Hill responded that Cornejo & Sons do use the site; however, it was also open to the public, private operators and other cities, including Haysville, Derby and Mulvane. He said disposal costs do increase, depending on how far the debris have to be hauled for disposal. He commented that the City owned a site at Brooks Landfill. Mitchell commented that there were three other sites located in north Wichita. Niernerberger asked why the landfill was needed. Mr. Hill stated that it was the only c & d landfill that served the south and east sides of the City. He added that the original plan anticipated that it would take until 2010 to fill the 26-acre site and that after Cornejo & Sons had completed operation of the landfill; they would have a valuable parcel of green space to give back to the community.

Responding to additional questions, Mr. Hill commented that KDHE oversees four ground water monitoring wells on the site and that the site is actually located between 180 and 190 feet from the river. He added that Cornejo & Sons would rather complete the project as originally planned. He said if they abandoned the area in its present condition a large hole would be left at the site. Mr. Hill concluded by saying that Cornejo and Sons felt they were being subjected to political issues, zoning issues and time limits not required of other landfill operators.

Dey asked if the Cornejo and Sons had provided the Board any documentation that the property would become parkland at the expiration of the CUP. Mr. Hill responded that KDHE documents included language concerning excess closure funds being used to develop the area into a park, in addition to the restrictive covenants on the property deed. Dey suggested that the Park Department Landscape Architect review the Linear Park concept plan and work with Cornejo & sons on site development.

There was brief discussion concerning the strip of land by the railroad tracks. Mr. Hill explained that the area was owned by another individual and was not part of the permitted area for the landfill. After discussion, it was agreed that Cornejo would grant the City an access easement to the property once the landfill operation was closed. There was also brief discussion regarding development restrictions, topsoil coverage requirements, zoning, and other KDHE and CUP requirements/regulations.

On motion by Mitchell, second by Dey, IT WAS UNANIMOUSLY VOTED that the Board of Park Commissioners ask the Director to write a letter to the Kansas

Department of Health and Environment (KDHE) supporting extension of the permit issued by KDHE to whatever time period is requested and work with the City to extend its Conditional Use Permit (CUP) beyond the 2004 date; and the Park Department Landscape Architect work with Cornejo engineers on a revised park plan that would incorporate provisions for a mountain bike trail or other appropriate use for the site.

It was requested that board members be furnished a copy of the Director's letter to the Kansas Department of Health and Environment concerning the c & d landfill.

3. **Grove Park Update.** Director Kupper reported that all funded project construction was complete including the football fields and roadwork. He said an additional \$130,000 in Community Development Block Grant (CDBG) monies was available for already designed items such as the picnic and playground areas. He added that staff had obtained a permit to burn trees on site and also mentioned the possibility of using the City's tub grinder to grind the tree debris into mulch. Responding to a question, he commented that staff would be meeting with the District I Coalition to discuss in-kind donations and construction materials for development of other park areas such as the golf range, landscaping, concession stand and restrooms, etc.
4. **Discussion of Bridgeport Soccer.** Director Kupper reported that on December 10, 2002, the City Council voted to move the proposed Bridgeport Soccer facility north and east of the current location on Ohio Street. He said two fields were being designed that would use approximately 6.6 acres of the 12-acre site in the industrial park.

Mitchell asked how much had been spent on the original site. Director Kupper explained that the City spent \$202,000 on land acquisition and closing costs, as well as \$138,000 for drainage work, the irrigation system and topsoil/sod. There was brief discussion concerning the proposed rock crushing operation just south of the area. Mitchell asked about facilities at the new location. Director Kupper commented that there would be two soccer fields and a 100-150 car paved parking lot. When asked about restrooms, Director said none were planned at this time; however, the City would provide port-o-lets at the location.

5. **Budget Discussion.** Director Kupper explained that management had requested that the Park and Recreation Department reduce its budget by 7% or \$1.2 million dollars. He said staff was reviewing various ways to reduce programs and services, as opposed to laying off people. He said several ideas being discussed were: elimination of the Summer of Discovery (SOD) Program at Colvin Recreation Center; elimination of all SOD scholarships; increasing program fees; reducing the length of programs at City Arts as a way to save on teacher salaries; elimination or reduction of seasonal appointments; increasing/lengthening mowing schedules, closing all but one City pool in each Council District (with the exception of leaving two pools open in District I, because District III doesn't have any pools) and reduction in pool hours and the length-of-time pools were open.

Mitchell asked about any proposed soccer fee increases. Director Kupper commented that one of the options being explored was entering into a lease agreement with the Sedgwick County Soccer Association for use of the sixteen fields at South Lakes Park.

6. **Discussion of Special Events.** Director Kupper reported that all River Festival activities would be moved downtown this year and that they would not be utilizing South or Central Riverside Parks. He commented that activities would take place at A. Price Woodard, Kennedy Plaza, the lawn area south of the Hyatt Hotel, the West Bank Stage, Delano Park, and the Farm and Art Market building and plaza area. He commented that all events would be scheduled/coordinated through the Special Event Coordinator at CityArts.
7. **Recommendation of Property to be named after former Park Board Member.** Director Kupper briefly reviewed Leon Robinson's City employment record, which showed he worked for the City a total of twenty-one years and eleven months. He said if the Board wanted to make a recommendation to the City Council on a park area to be named after Mr. Robinson, he suggested either Chapin or Garvey Parks or 2 acres of the land to be acquired from USD #259 at the Grieffenstein School site. He explained that due to deed restrictions, the City would be leasing 4 acres of the property at Grieffenstein. President Bailey asked about the length of the lease. Mike North responded ten years. President Bailey asked for a copy of the restrictive covenants on the property. There was also discussion about the possibility of establishing a community garden or recreation center at the location.

There was brief discussion concerning City Council Policy #13 Re: Naming Advisory Committee/Naming of Public Facilities. Director Kupper concluded by asking board members if they had any other suggestions, and none were offered.

On motion by Mitchell, second Craig, IT WAS UNANIMOUSLY VOTED to ask that the Director write a City Council Agenda Report requesting that the Board of Park Commissioners be named the Naming Advisory Committee to explore naming the former Grieffenstein School site after former Park Board Member and City employee Leon Robinson.

8. **Land Exchange.** Director Kupper reported that staffs from the Law Department and Property Management have secured the deed for Wildwood Park from USD #259. He said Park staff was working with the neighborhood on the possibility of a matching fund project to build a basketball court at the park.
9. **Herman Hill Park Project Update.** Director Kupper reported that the water reclamation project was in place and functioning. He said other proposed items such as the stream, and aquatic pond would be completed as funds become available and additional phases of the project come on line. He said restrooms and a picnic shelter at the site had been eliminated from the plan.
10. **Director's Update.** Director Kupper reported briefly on the following items:
 - **Sisters of St. Joseph.** Referred board members to the *Wichita Eagle* article dated January 6, 2003, entitled "Sisters to build housing for seniors", which referred to the organizations receipt of a \$5.3 million federal grant from the U.S. Department of Housing and Urban Development to build a new subsidized housing complex for the elderly. He reminded board members that this issue had been discussed at the February 11, 2002,

Board meeting where the Board recommended that the City dedicate land adjacent to Hilltop Manor to support the proposal.

- City Council District Maps. Provided board members copies of the new City Council District Maps.
- Surplus land adjacent to Planeview Park. Referred board members to an area south and west of the Fire Training Facility adjacent to Planeview Park, which he explained had been declared surplus by the Fire Department. He explained that, as a result, the bike path adjacent to the property line would need to be re-routed.
- O.J. Watson Park. Craig asked about the status of the second entrance into Watson Park. There was brief mention of corporate fund raising activities for improvements to the mini railroad and a second entrance into Watson from McLean Blvd. being conducted by the GreenWay Alliance. Mitchell requested that staff explore the possibility of a joint meeting between the Park Board and the Alliance.

There being no further business, the meeting adjourned at approximately 5:30 p.m.

June Bailey, President

ATTEST:

Maryann Crockett, Clerk
Recording Secretary